

"The City With a Heart"



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Rick Biasotti
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AGENDA PLANNING COMMISSION MEETING

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February 19, 2019

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: January 15, 2019

2. COMMUNICATIONS:

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS:

A. 558 Hazel Avenue (APN: 020-086-050)

R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow construction of a 1,223 square foot combined first and second floor addition that would i) increase the gross floor area of the existing home by greater than 50% (67%), ii) exceed the permissible lot coverage greater than 42% (45%), and iii) propose second-story with transparent windows adjacent to an abutting property which

has a side yard greater than ten (10) feet, per Section per Sections 12.200.030 & 12.96.060.D.6 of the San Bruno Municipal Code. If approved and constructed, the total living area of the home would increase to 2,449 square feet, and the gross floor area of the home would be 3,029 square feet, including the garage. Garrett Chan (Owner), Steven Lesley (Applicant). **UP-18-026**

B. 1662 Hickory Avenue (APN: 020-026-050)

R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit amendment to allow the construction of a 409 square foot expansion to the approved which would further exceed the maximum 1,825 (2,403) square foot gross floor area for a single-family dwelling with only one covered off-street parking space, per Sections 12.200.030.B.1 and 12.96.060.D.4.b, of the San Bruno Municipal Code. Sameer Y. Nasser (Applicant/Owner). **UP-18-027**

C. 637 San Mateo Avenue (APN: 020-132-320)

Zoning: C-B-D (Central Business District)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow alcohol beverage (beer and wine) sales with a Type 41 ABC license in conjunction with a restaurant (d.b.a ‘Atlas Pizza Parlor’) per Sections 12.84.210 and 12.96.120.C of the San Bruno Municipal Code. Amina Habib (Applicant and Owner). **UP18-025**

D. 1270 El Camino Real (APN: 014-314-220)

Zoning: C-B-D (Central Business District)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit Amendment to increase the number of amusement machines from 43 to 50 in conjunction with an existing amusement game center d.b.a Chuck E. Cheese’s per Section 12.84.060 of the San Bruno Municipal Code. Parkway C&A, LP (Applicant), San Bruno Towne Center, Ptp (Owner). **UP18-030**

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the March 14, 2019 Architectural Review Committee members.

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will *tentatively* be held on March 5, 2019 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

